

*Denton  
Independent  
School  
District*

Quarterly  
Report  
2Q16



*Learn from Yesterday...  
Understand Today...  
Plan for Tomorrow*



TEMPLETON  
DEMOGRAPHICS



# Economic Conditions – DFW Area (June 2016)

## 3.2%

108,700 new jobs  
National rate 1.7%



### Job Growth

## Unemployment Rate



U.S. 4.5 %  
Texas 4.2%  
DFW MSA 3.5%  
Denton 3.0%

## -0.3%

## 29,562

5,566 more  
than 2Q15



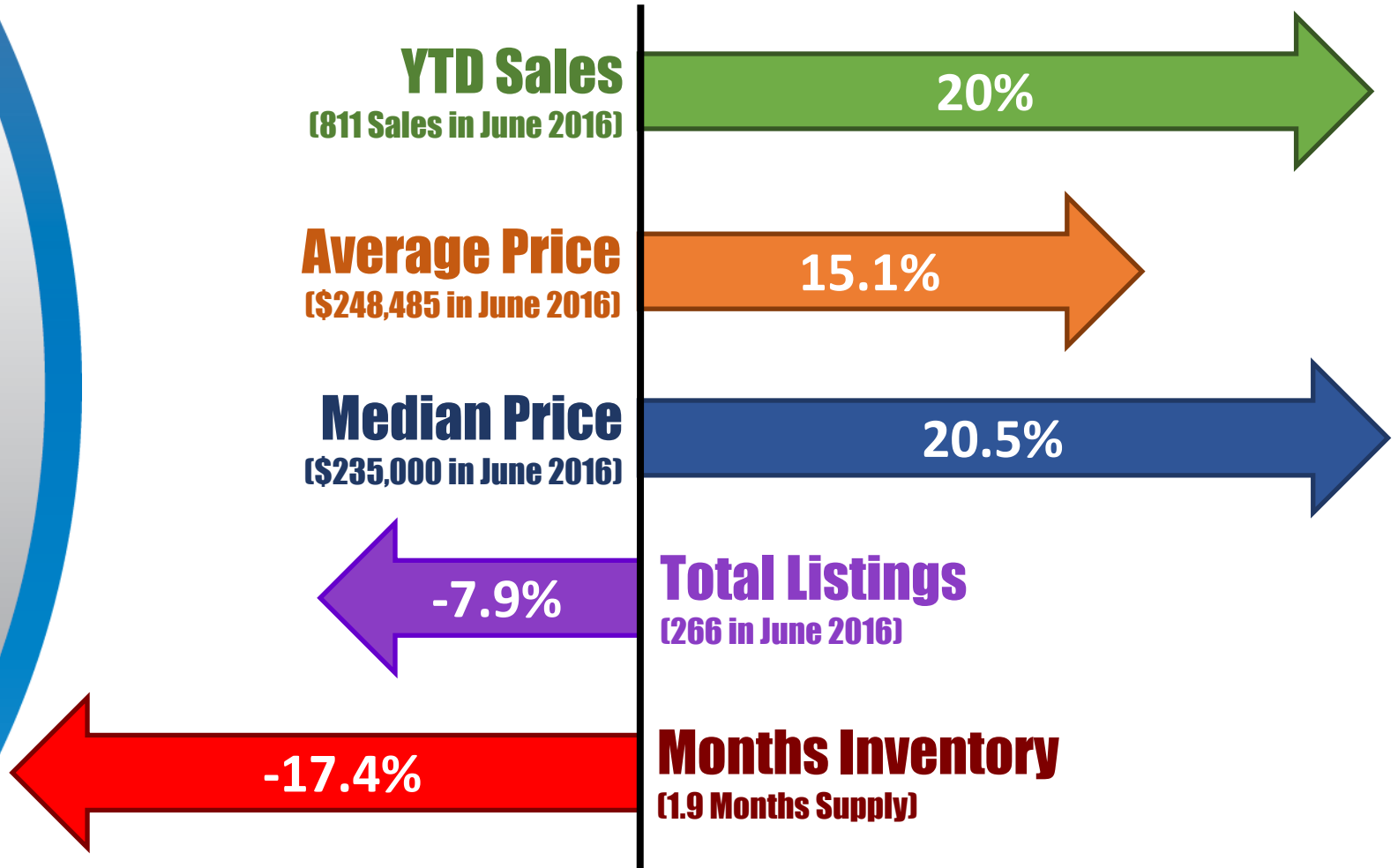
### Annualized Home Starts





# Denton Housing Market

Year-Over-Year Comparisons

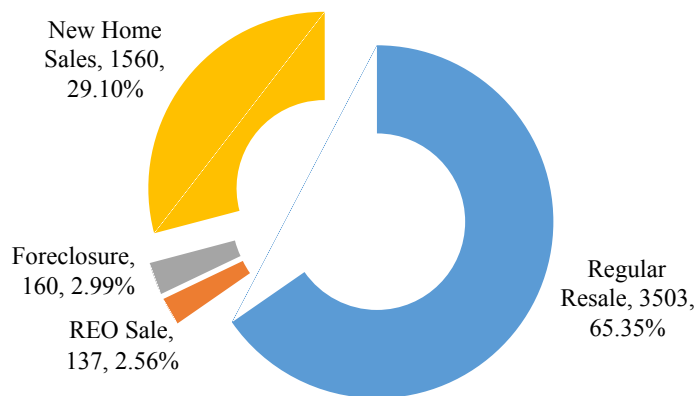




# Denton ISD Home Sales

## 2015 Home Sales by Type

Denton ISD 2015 Home Sales by Type



- The district had 5,360 home sales in 2015, and roughly 29% were of new homes
- The average sale price in 2015 for a new home was \$264,335
- The average sale price in 2015 for an existing home was \$234,235





# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 2Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,892	2,723	3,843	7,678
<b>2</b>	<b>Denton ISD</b>	<b>1,939</b>	<b>1,706</b>	<b>2,305*</b>	<b>29,598*</b>
3	Prosper ISD	2,201	1,627	4,336	28,370
4	Lewisville ISD	1,392	1,236	2,037	2,949
5	Northwest ISD	1,307	1,212	2,340	22,201
6	Dallas ISD	1,376	1,113	2,261	6,224
8	Little Elm ISD	1,274	1,037	928	5,005
7	Keller ISD	856	954	1,014	2,035
9	Eagle Mt.-Saginaw ISD	899	909	990	19,624
10	Rockwall ISD	918	716	1,840	8,347
11	Mansfield ISD	726	633	1,005	5,339
12	Wylie ISD	737	608	911	4,784
14	Crowley ISD	716	579	817	8,986
13	McKinney ISD	743	566	1,700	5,859
15	Forney ISD	531	497	977	14,655
16	Allen ISD	559	489	1,224	1,440
18	Burleson ISD	481	486	482	3,349
19	Plano ISD	492	456	1,209	2,529
20	HEB ISD	448	452	395	4,866

\*Based on additional Templeton Demographics housing research

\*\*Table does not include age restricted communities





# New Housing Activity

## Denton ISD

Starts	2011	2012	2013	2014	2015	2016
1Q	133	167	191	434	335	458
2Q	221	267	426	466	450	482
3Q	217	290	357	457	606	
4Q	177	262	328	459	503	
Total	748	986	1,302	1,816	1,894	940

Closings	2011	2012	2013	2014	2015	2016
1Q	168	189	248	315	340	376
2Q	208	228	272	383	474	556
3Q	189	218	327	531	450	
4Q	210	254	305	435	411	
Total	775	889	1,152	1,664	1,675	932

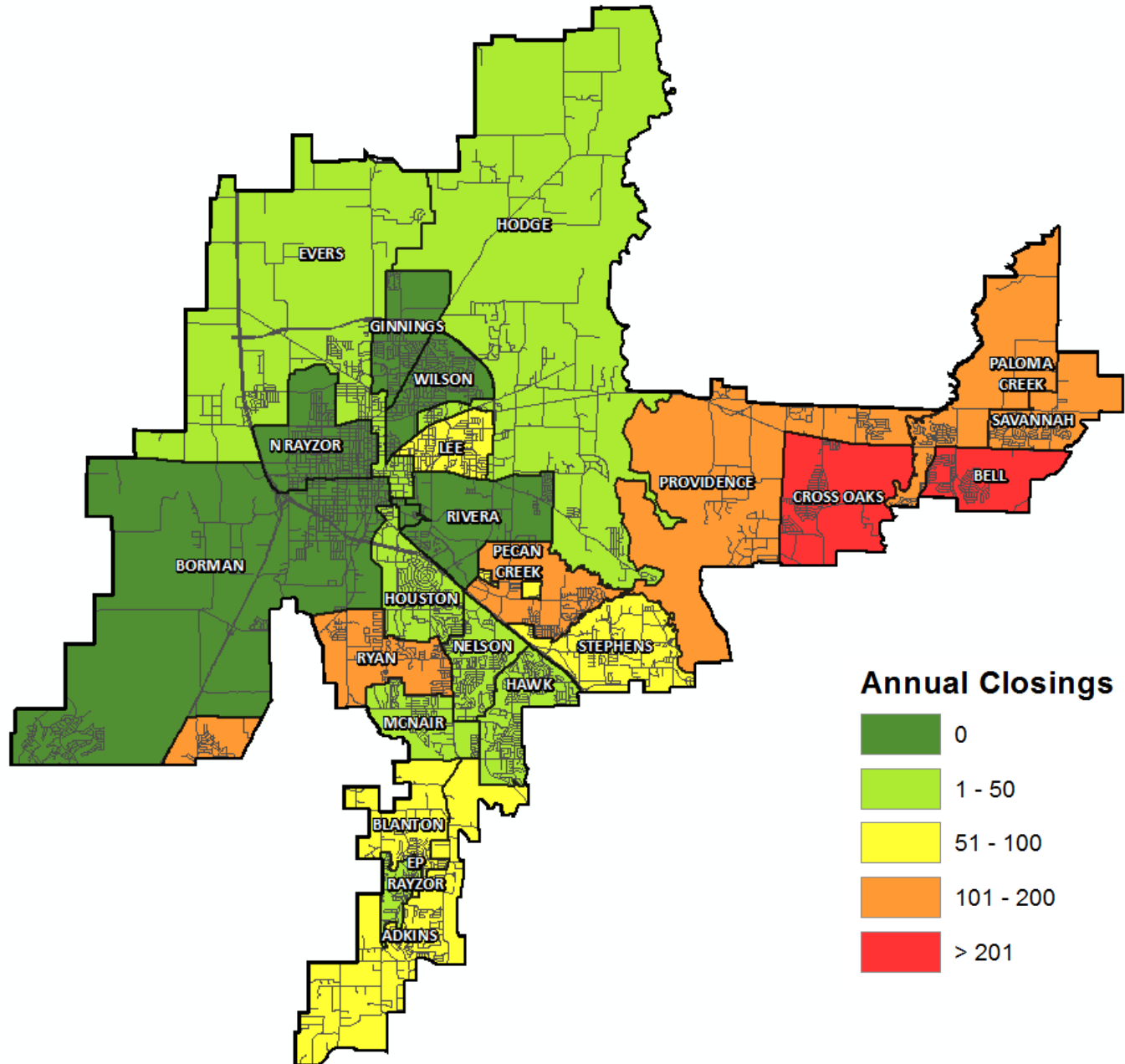
- DISD started more than 450 new homes in 2Q16, a rise of 7% over 2Q15
- First quarter new home closings are up 82 units over 2Q15
- Inventory declined slightly in 2Q16, but remains in good condition to sustain the current closing rates





# Annual Closing Distribution 2Q16

Elementary	Annual Closings
ADKINS	100
BELL	243
BLANTON	58
BORMAN	0*
CROSS OAKS	270
EP RAYZOR	21
EVERS	19
GINNINGS	0
HAWK	31
HODGE	3
HOUSTON	43
LEE	88
MCNAIR	38
N RAYZOR	0*
NELSON	16
PALOMA CREEK	118
PECAN CREEK	139
PROVIDENCE	138
RIVERA	0
RYAN	137
SAVANNAH	178
STEPHENS	66
WILSON	0
<b>GRAND TOTAL</b>	<b>1,706</b>



\* Does not include age restricted communities

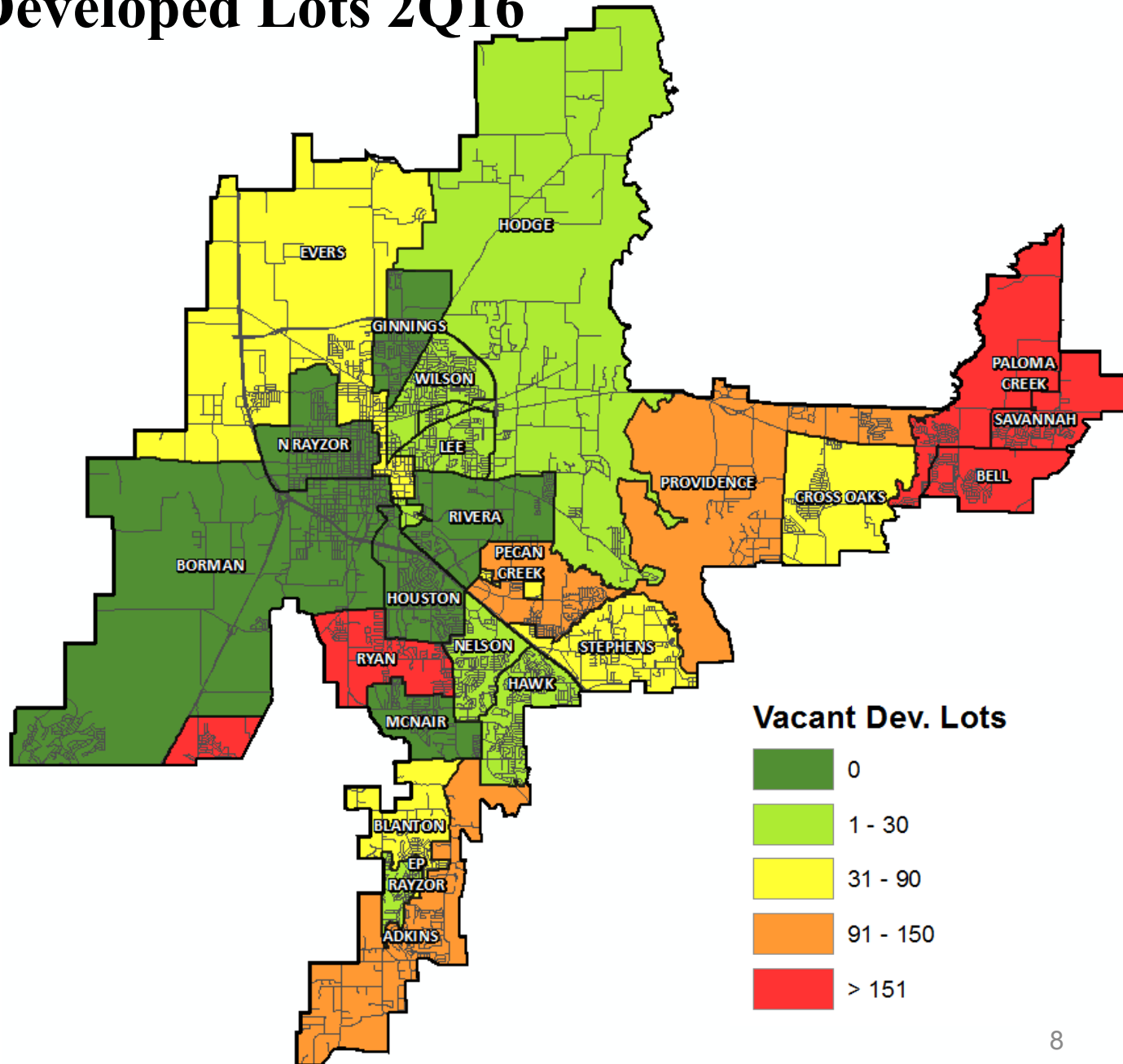




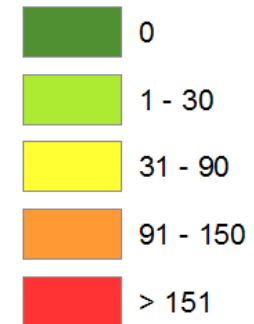
# Vacant Developed Lots 2Q16

Elementary	Vacant Dev. Lots
ADKINS	123
BELL	276
BLANTON	35
BORMAN	0*
CROSS OAKS	89
EP RAYZOR	23
EVERS	58
GINNINGS	0
HAWK	13
HODGE	5
HOUSTON	0
LEE	21
MCNAIR	0
N RAYZOR	0*
NELSON	2
PALOMA CREEK	574
PECAN CREEK	113
PROVIDENCE	115
RIVERA	0
RYAN	367
SAVANNAH	409
STEPHENS	58
WILSON	24
<b>GRAND TOTAL</b>	<b>2,305</b>

\* Does not include age restricted communities



## Vacant Dev. Lots



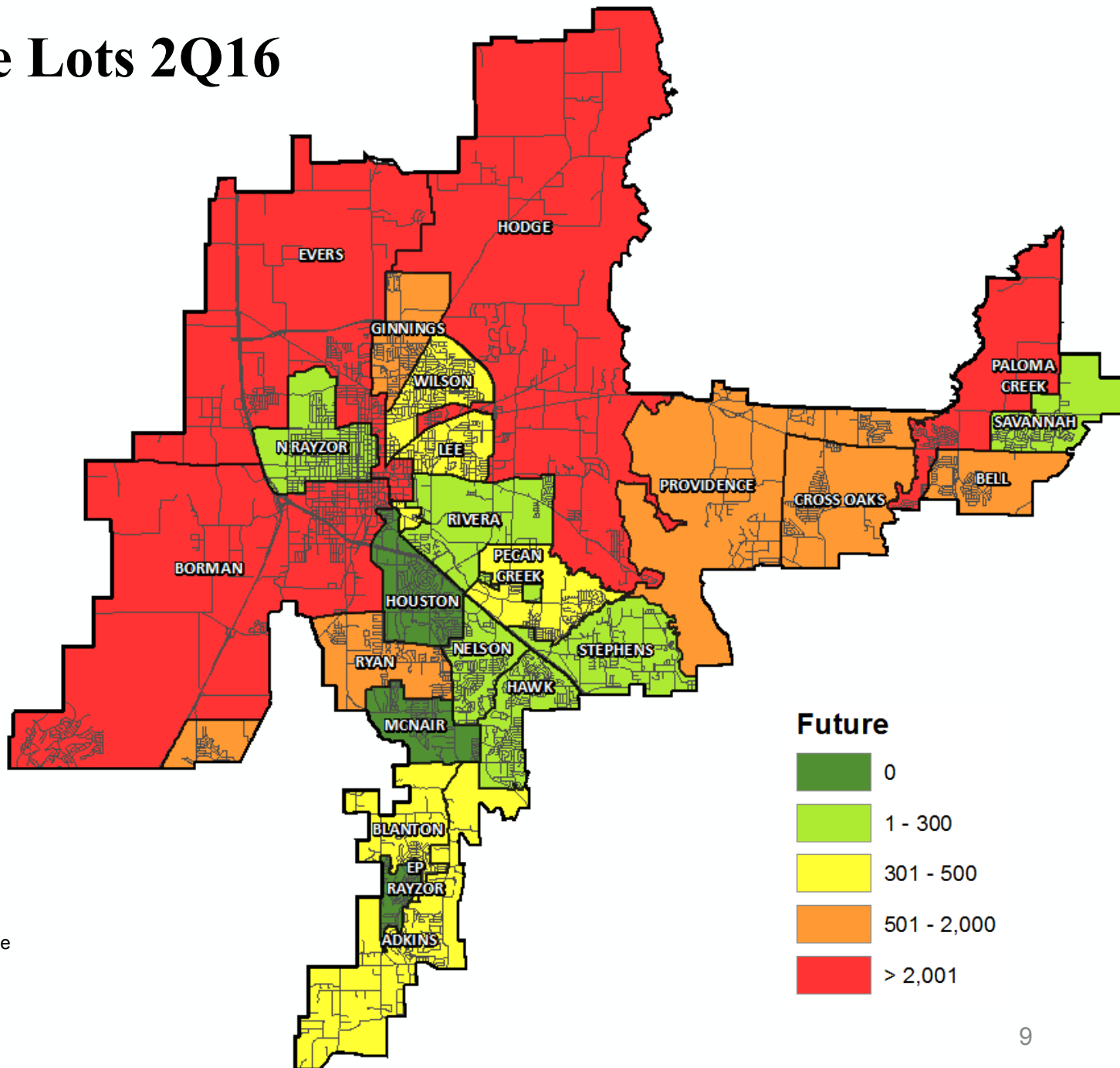




# Future Lots 2Q16

Elementary	Future
ADKINS	365
BELL	1,067
BLANTON	351
BORMAN	8,846*
CROSS OAKS	1,419
EP RAYZOR	0
EVERS	5,747
GINNINGS	1,407
HAWK	76
HODGE	2,108
HOUSTON	0
LEE	346
MCNAIR	0
N RAYZOR	160*
NELSON	8
PALOMA CREEK	4,516
PECAN CREEK	478
PROVIDENCE	522
RIVERA	146
RYAN	1,158
SAVANNAH	291
STEPHENS	257
WILSON	330
<b>GRAND TOTAL</b>	<b>29,598</b>

\* Does not include age restricted communities



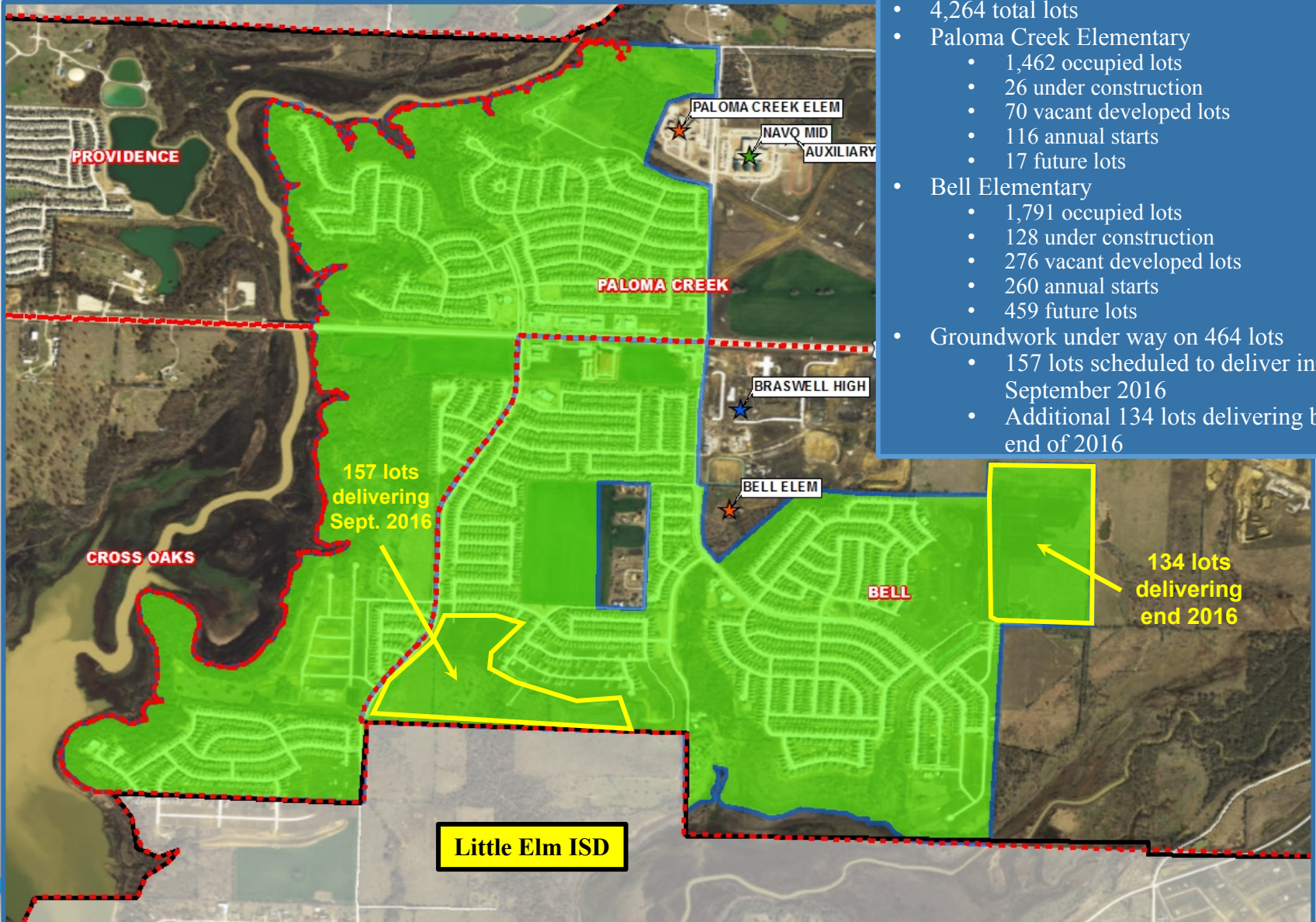


# Active Subdivision

## Paloma Creek– Town of Little Elm

### Paloma Creek (includes Paloma Creek South)

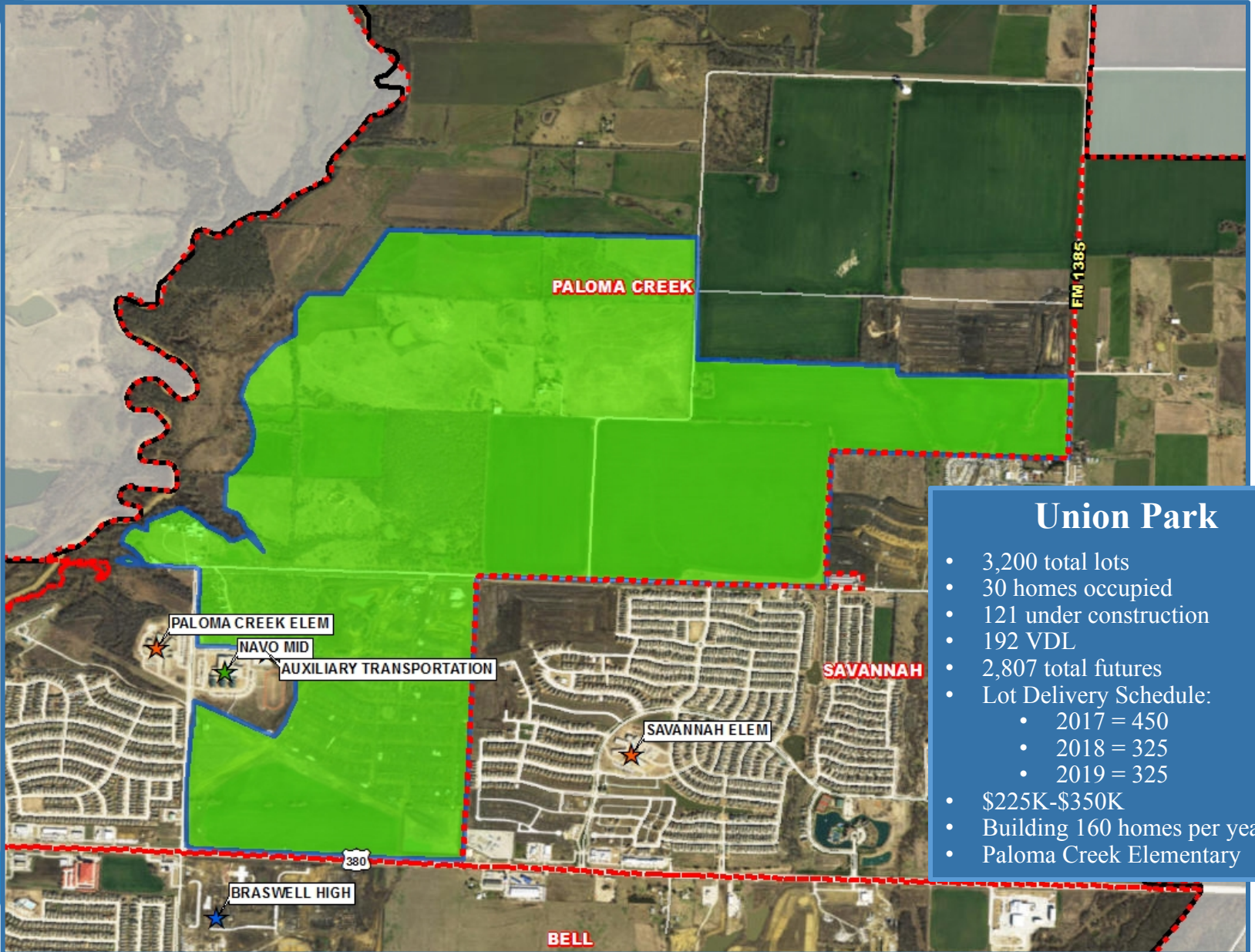
- 4,264 total lots
- Paloma Creek Elementary
  - 1,462 occupied lots
  - 26 under construction
  - 70 vacant developed lots
  - 116 annual starts
  - 17 future lots
- Bell Elementary
  - 1,791 occupied lots
  - 128 under construction
  - 276 vacant developed lots
  - 260 annual starts
  - 459 future lots
- Groundwork under way on 464 lots
  - 157 lots scheduled to deliver in September 2016
  - Additional 134 lots delivering by end of 2016





# Active Subdivision

## Union Park – Town of Little Elm



### Union Park

- 3,200 total lots
- 30 homes occupied
- 121 under construction
- 192 VDL
- 2,807 total futures
- Lot Delivery Schedule:
  - 2017 = 450
  - 2018 = 325
  - 2019 = 325
- \$225K-\$350K
- Building 160 homes per year
- Paloma Creek Elementary





# Active Subdivision

## Arrow Brooke – Denton County



### Arrow Brooke

- 1,755 total homes
- 42 under construction
- 251 VDL
- 1,441 future lots
- 3 Homes occupied
- Phase 2 (360 lots) in planning stages
  - First 120 lots delivering August 2017
- Building 80-100 homes per year
- \$238K-\$355K
- Paloma Creek Elementary



# Active Subdivision

## Savannah



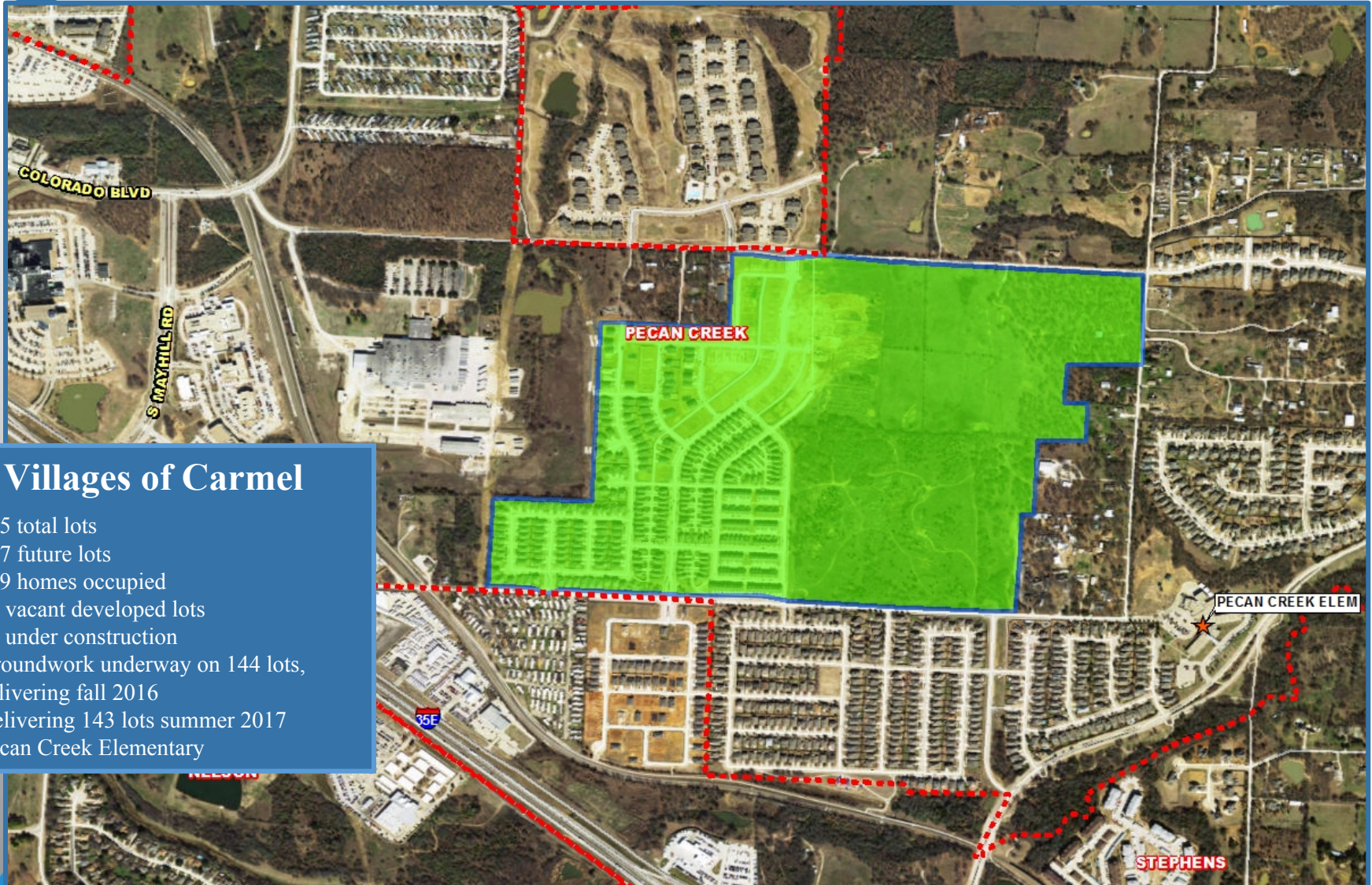
- Savannah
- 2,447 total lots
- 1,764 homes occupied
- 158 homes under construction
- 355 VDL
- Final 155 future lots delivering 1Q 2017
- Isabella Village (Age Restricted)
  - 170 total lots
  - 98 homes occupied
  - 54 VDL
- Savannah Elementary





# Active Subdivision

## Villages of Carmel



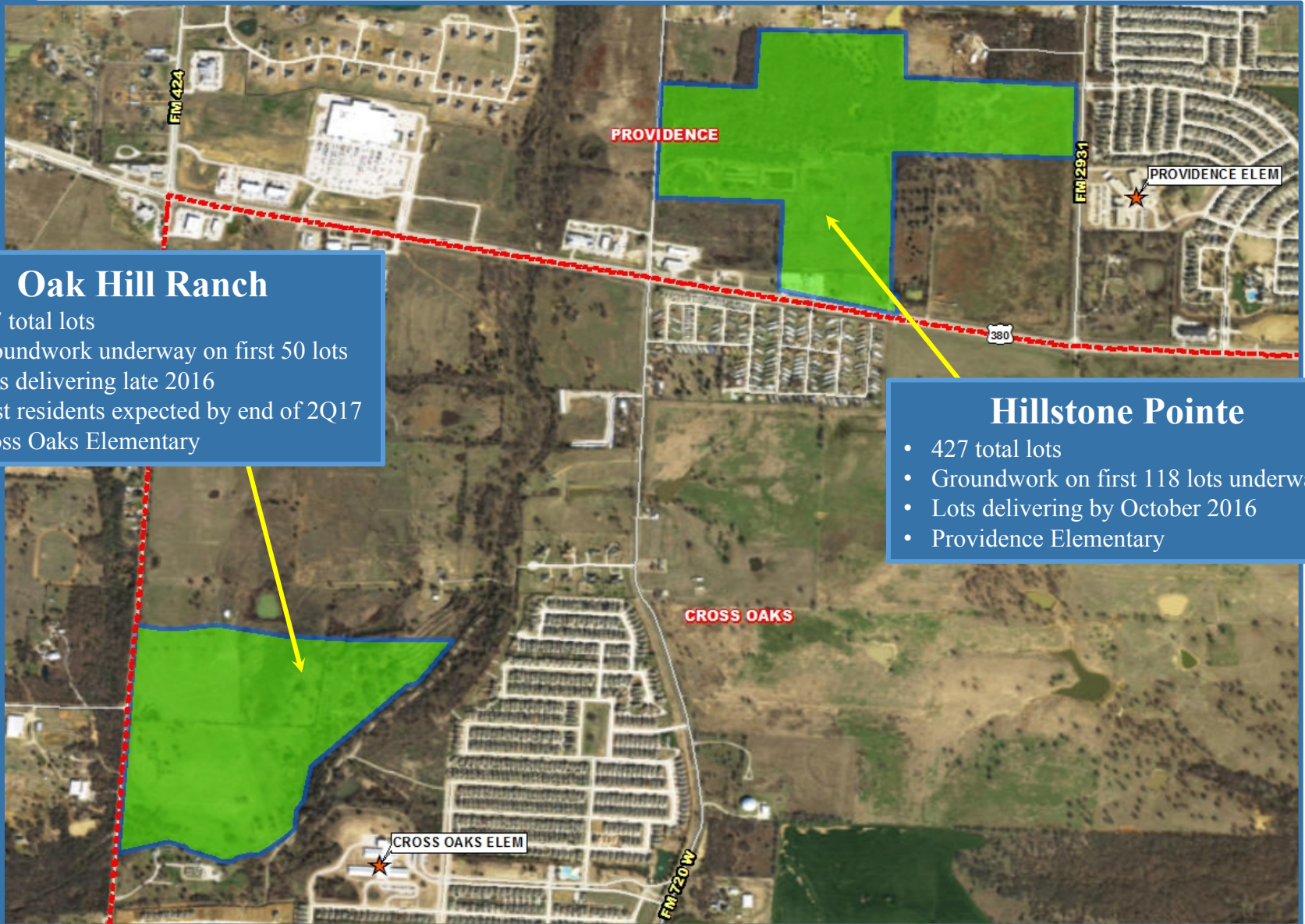
- ### Villages of Carmel
- 735 total lots
  - 287 future lots
  - 399 homes occupied
  - 14 vacant developed lots
  - 28 under construction
  - Groundwork underway on 144 lots, delivering fall 2016
  - Delivering 143 lots summer 2017
  - Pecan Creek Elementary





# Future Subdivisions

## Oak Hill Ranch and Hillstone Pointe



### Oak Hill Ranch

- 147 total lots
- Groundwork underway on first 50 lots
- Lots delivering late 2016
- First residents expected by end of 2Q17
- Cross Oaks Elementary

### Hillstone Pointe

- 427 total lots
- Groundwork on first 118 lots underway
- Lots delivering by October 2016
- Providence Elementary





# Future Subdivision

## Teasley Trails



### Teasley Trails

- 319 single-family homes
- 257 vacant developed lots
- 2 homes under construction
  - Groundwork underway on 99 lots; delivering August 2017
  - 62 lots still in planning stages
- DR Horton
- \$250K-\$350K
- Houston & Ryan Elementary







# Future Subdivision

## Windsor Oaks

### Windsor Oaks

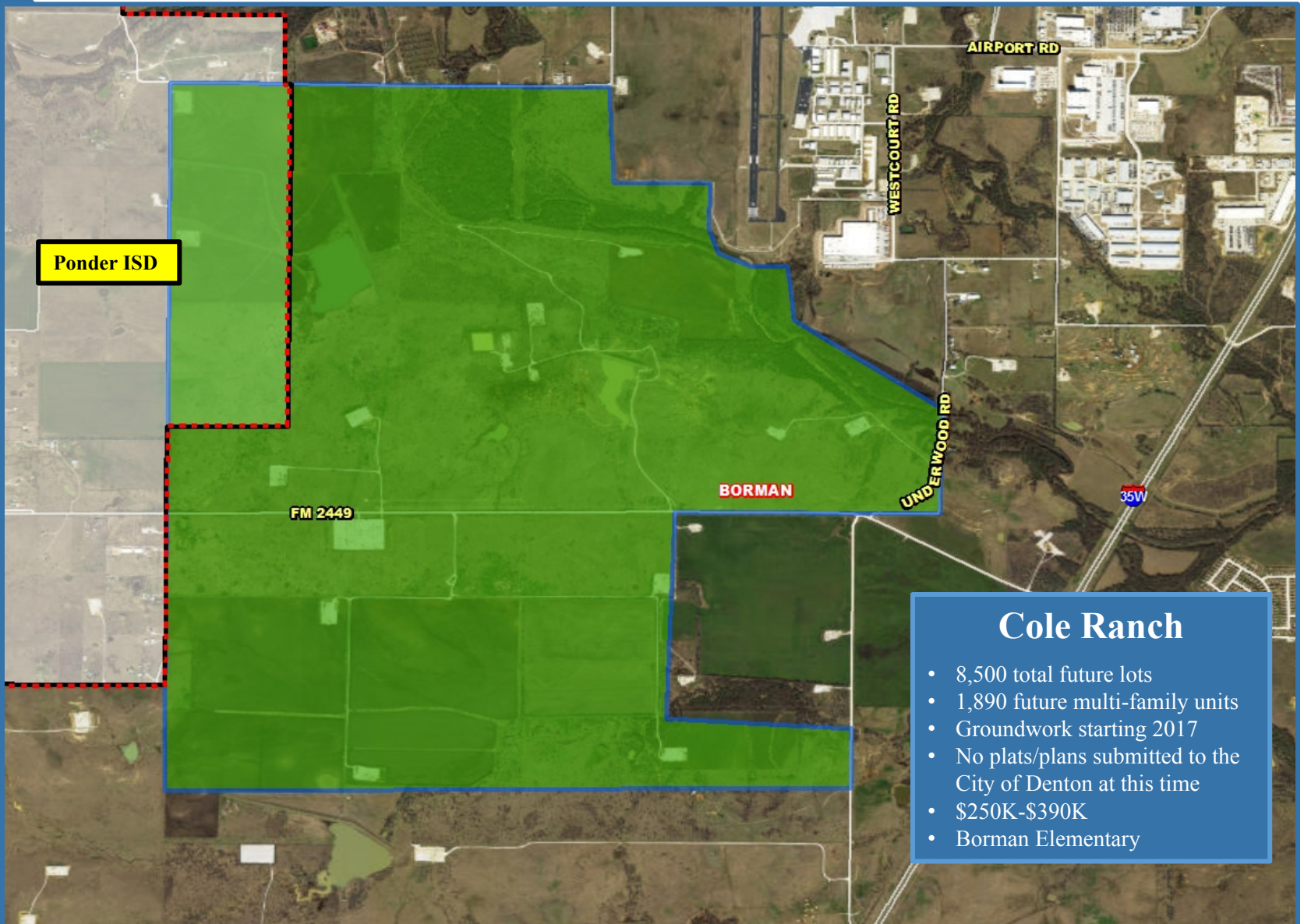
- 600 total lots
- Groundwork underway on 112 lots to be delivered by October 2016 in Wilson Elementary
- Future development
  - Additional 488 lots are in the planning stages
  - 40 acres zoned for commercial use
  - 50 acres zoned for multi-family (590 units)
- Developer plans to deliver approximately 100 lots per year
- Split between Wilson Elementary and Hodge Elementary





# Future Subdivision

## Cole Ranch



Ponder ISD

FM 2449

BORMAN

AIRPORT RD

WESTCOURT RD

UNDERWOOD RD

35W

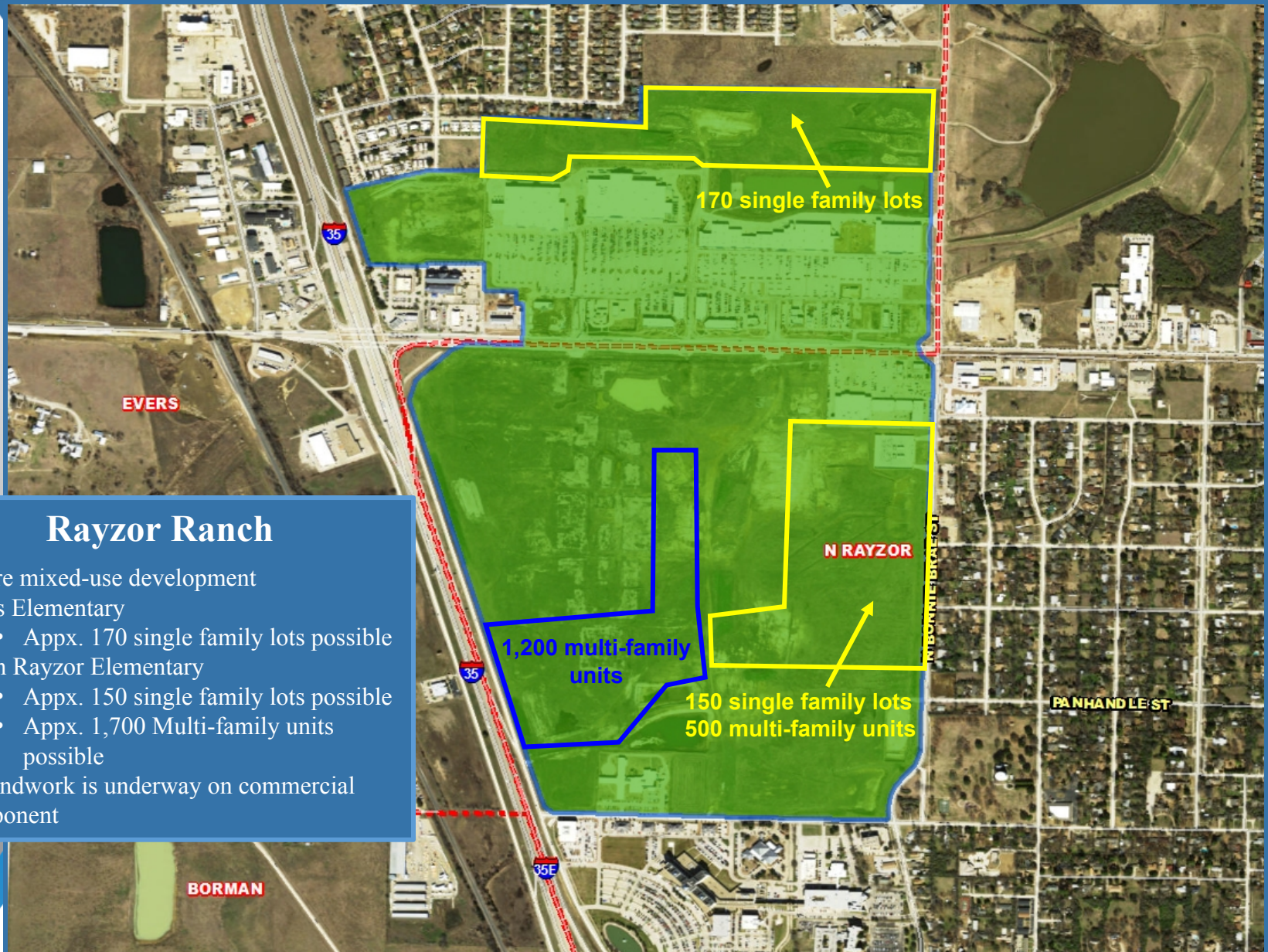
### Cole Ranch

- 8,500 total future lots
- 1,890 future multi-family units
- Groundwork starting 2017
- No plats/plans submitted to the City of Denton at this time
- \$250K-\$390K
- Borman Elementary



# Future Development

## Rayzor Ranch



### Rayzor Ranch

- Future mixed-use development
- Evers Elementary
  - Appx. 170 single family lots possible
- North Rayzor Elementary
  - Appx. 150 single family lots possible
  - Appx. 1,700 Multi-family units possible
- Groundwork is underway on commercial component



# Multi-Family Summary & Impacts

Multi-Family Development	Address	Elementary Zone	Status	Total Units	Impact To District
Avenue A Apartments	1216-1220 Avenue A	Borman	U/C	24	2017
Sequoia Village Apartments	1410 E. University Drive	Hodge	U/C	27	Spring 2016
Woodland Apartments	1555 Nottingham	Lee	U/C	298	2016/2017*
Epic Apartments	I-35 near Wind River	Nelson	U/C	227	Spring 2017
The Mansions 3Eighty	26850 E. University Drive	Bell	U/C First units occupied; pre-leasing all units	431	2016/2017
The Estates 3Eighty	27040 E. University Drive	Bell	U/C First units occupied; remaining units complete by end 2016	420	2016
Estates of Lincoln Park	NW Corner of US 380 and FM 720 (Oak Grove Ln)	Providence	U/C	416	Late Spring 2016
Majestic on McKinney Apartments	2700 E. McKinney Street	Rivera	Construction not started	217	2017
East End Lofts (Rail Yard Apartments)	616 E. Hickory Street	Evers	Complete and Leasing	110	2016
McKinney Denton Apartments	2400 E. McKinney Street	Rivera	Construction Starting Summer 2016	322	TBD
<b>TOTALS</b>				<b>2,492</b>	

2,492 market rate units expected to come on-line and impact DISD at various points in the next 1-3 years

\* Woodland Apartments: Phase 1 with 148 units completed 2016, Phase 2 150 units U/C





# Single Family Summary and Impact

Single Family Development	Address	Elementary Zone	Status	Total Lots	Impact To District
Meadow Oaks Phase 4	1005 Autumn Oaks Drive	Lee	Final Plat Under Review	44	2018
McKamy Evers Estates Phase 2	SW Corner of N Locust St. and W Hercules Ln.	Evers	Final Plat Under Review	148	2018
Sherman Crossing	W of Sherman Dr. (FM 428), N of Hercules Ln.	Ginnings	Final Plat Under Review	204	2017
Old North Park Phases 2&3	N of E University Dr. (US 380), W of Old North Rd.	Wilson	Final Plat Under Review	59	2017
Carnegie Ridge Phase 3	N of Crawford Rd., S of Meandering Creek Dr.	Ryan	Final Plat Under Review	79	2017
Vista Del Arroyo	S of Riney Rd., W of N Elm St. (US 77)	Evers	Groundwork Underway	100	2017
Beaver Creek	NW Corner of North Loop 288 and Stuart Rd.	Ginnings	Final Plat Approved	378	2018
<b>TOTALS</b>				<b>1,012</b>	

1,012 Single family units expected to come online and impact DISD at various points in the next 1-3 years.





# Ten Year Forecast

## By Grade Level

Year (Oct.)	EE/ PRE-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Percent
2011/12	997	2,108	2,079	2,039	2,084	2,054	1,920	1,874	1,760	1,702	1,812	1,656	1,464	1,296	24,845		
2012/13	1,001	2,121	2,162	2,052	2,065	2,108	2,059	1,929	1,887	1,768	1,819	1,769	1,610	1,425	25,775	930	3.7%
2013/14	967	2,074	2,164	2,163	2,069	2,104	2,085	2,041	1,919	1,904	1,925	1,708	1,640	1,549	26,312	537	2.1%
2014/15	1,063	2,068	2,099	2,178	2,166	2,082	2,133	2,075	2,052	1,973	2,042	1,873	1,665	1,551	27,020	708	2.7%
2015/16	1,143	1,954	2,143	2,088	2,190	2,152	2,115	2,154	2,128	2,094	2,091	1,985	1,756	1,566	27,559	539	2.0%
2016/17	1,153	1,961	2,009	2,185	2,106	2,231	2,170	2,112	2,181	2,185	2,259	2,051	1,917	1,688	28,208	649	2.4%
2017/18	1,153	2,030	2,011	2,064	2,246	2,159	2,299	2,186	2,146	2,237	2,375	2,176	1,935	1,811	28,828	620	2.2%
2018/19	1,153	2,113	2,101	2,087	2,132	2,327	2,235	2,318	2,207	2,191	2,372	2,285	2,046	1,829	29,396	568	2.0%
2019/20	1,153	2,155	2,187	2,187	2,165	2,215	2,413	2,267	2,327	2,254	2,394	2,321	2,151	1,950	30,139	743	2.5%
2020/21	1,153	2,237	2,235	2,287	2,282	2,255	2,314	2,437	2,291	2,378	2,479	2,325	2,188	2,049	30,910	771	2.6%
2021/22	1,153	2,306	2,327	2,326	2,390	2,377	2,332	2,349	2,485	2,339	2,602	2,392	2,206	2,096	31,680	770	2.5%
2022/23	1,153	2,360	2,407	2,426	2,416	2,482	2,480	2,368	2,355	2,545	2,561	2,512	2,273	2,112	32,450	770	2.4%
2023/24	1,153	2,442	2,457	2,504	2,519	2,517	2,582	2,518	2,403	2,395	2,776	2,471	2,383	2,175	33,295	845	2.6%
2024/25	1,153	2,505	2,552	2,552	2,606	2,622	2,617	2,625	2,559	2,459	2,665	2,676	2,343	2,279	34,213	918	2.8%
2025/26	1,153	2,591	2,616	2,655	2,652	2,713	2,732	2,661	2,661	2,620	2,776	2,570	2,537	2,241	35,178	965	2.8%

\*Yellow box = largest grade per year

\*Green box = second largest grade per year

- Denton ISD will reach over 28,000 enrollment this fall and over 30,000 by the fall of 2019
- 5 year growth = 3,351 students
- 2020/21 enrollment = 30,910 students
- 10 year growth = 7,619 students
- 2025/26 enrollment = 35,178 students



# Ten Year Forecast

## By Elementary Campus

Campus Name	Capacity	Current	Enrollment Projections									
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Bell Elementary School	739	0	684	737	749	755	738	739	744	762	768	778
Blanton Elementary School	740	511	477	466	450	424	419	422	424	435	439	444
Borman Elementary School	740	445	464	467	504	558	637	711	805	920	1,057	1,223
Cross Oaks Elementary School	740	646	617	655	662	694	678	678	679	685	690	699
E P Rayzor Elementary School	740	415	405	391	385	387	396	402	414	424	443	457
Evers Park Elementary School	740	566	596	613	639	666	701	745	790	846	906	977
Ginnings Elementary School	740	609	617	617	635	649	672	697	723	748	774	799
Hodge Elementary School	740	650	650	644	640	654	668	686	702	722	740	759
Sam Houston Elementary School	740	575	575	599	615	630	645	661	673	692	710	735
Nelson Elementary School	740	616	611	601	576	574	560	560	558	557	557	555
Lee Elementary School	740	604	582	583	577	569	556	561	569	576	584	592
McNair Elementary School	740	582	590	577	566	554	554	554	567	584	600	617
Hawk Elementary School	740	693	689	633	598	552	517	519	516	519	520	526
Olive Stephens Elementary School	740	519	559	561	558	593	610	634	664	686	693	720
Paloma Creek Elementary School	740	655	391	468	557	667	792	894	1,010	1,026	1,051	1,079
Pecan Creek Elementary School	740	716	602	625	645	678	702	730	745	761	753	739
Providence Elementary School	740	699	420	417	443	472	493	524	559	586	608	625
Newton Rayzor Elementary School	740	675	664	654	649	650	636	637	635	634	636	638
Rivera Elementary School	740	661	647	665	662	656	658	674	687	700	713	736
Savannah Elementary School	740	651	686	703	712	732	722	730	749	755	763	766
Ryan Elementary School	740	598	588	580	596	604	616	634	654	670	686	700
Wilson Elementary School	740	609	604	602	613	614	615	620	635	641	647	653
Adkins Elementary School	740	353	360	367	380	406	441	462	485	508	532	558
Ann Windle School For Young Child	740	349	349	349	349	349	349	349	349	349	349	349
Gonzalez School For Young Child	740	380	380	380	380	380	380	380	380	380	380	380
<b>ELEMENTARY TOTALS</b>	<b>18,499</b>	<b>13,777</b>	<b>13,807</b>	<b>13,954</b>	<b>14,140</b>	<b>14,467</b>	<b>14,755</b>	<b>15,203</b>	<b>15,716</b>	<b>16,166</b>	<b>16,599</b>	<b>17,104</b>
Elementary Absolute Change		-7	30	147	186	327	288	448	513	450	433	505
Elementary Percent Change		-0.05%	0.22%	1.06%	1.33%	2.31%	1.99%	3.04%	3.37%	2.86%	2.68%	3.04%



# Ten Year Forecast

## By Middle School & High School Campus

Campus Name	Capacity	Current	Enrollment Projections									
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Calhoun Middle School	1,268	672	697	718	741	726	750	772	808	811	840	865
McMath Middle School	1,181	748	717	681	678	730	779	828	876	926	977	1,027
Navo Middle School	1,181	1,211	1,279	1,402	1,547	1,667	1,895	1,992	2,058	2,090	2,198	2,334
Crownover Middle School	1,181	955	938	923	888	884	868	808	755	700	703	711
Strickland Middle School	1,334	900	894	889	916	920	925	958	947	945	992	1,016
Harpool Middle School	1,181	966	970	958	881	870	822	796	787	793	800	823
Bette Myers Middle School	1,323	904	963	978	1,045	1,031	1,047	999	1,017	1,031	1,113	1,146
<b>MIDDLE SCHOOL TOTALS</b>	<b>8,649</b>	<b>6,356</b>	<b>6,458</b>	<b>6,549</b>	<b>6,696</b>	<b>6,828</b>	<b>7,086</b>	<b>7,153</b>	<b>7,248</b>	<b>7,296</b>	<b>7,623</b>	<b>7,922</b>
Middle School Absolute Change		275	102	91	147	132	258	67	95	48	327	299
Middle School Percent Change		4.52%	1.60%	1.41%	2.24%	1.97%	3.78%	0.95%	1.33%	0.66%	4.48%	3.92%
Braswell High School	N/A	0	1,067	1,434	1,572	1,741	1,845	2,067	2,217	2,478	2,652	2,721
Denton High School	2,460	2,324	2,038	2,028	2,028	2,044	2,061	2,059	2,116	2,223	2,301	2,402
Fred Moore High School	N/A	57	57	57	57	57	57	57	57	57	57	57
John Guyer High School	2,140	2,458	2,611	2,695	2,773	2,813	2,863	2,848	2,759	2,719	2,645	2,633
Ryan High School	2,340	2,460	2,043	1,984	2,003	2,062	2,116	2,166	2,210	2,229	2,209	2,212
<b>HIGH SCHOOL TOTALS</b>	<b>6,940</b>	<b>7,299</b>	<b>7,816</b>	<b>8,198</b>	<b>8,433</b>	<b>8,717</b>	<b>8,942</b>	<b>9,197</b>	<b>9,359</b>	<b>9,706</b>	<b>9,864</b>	<b>10,025</b>
High School Absolute Change		254	517	382	235	284	225	255	162	347	158	161
High School Percent Change		3.61%	7.08%	4.89%	2.87%	3.37%	2.58%	2.85%	1.76%	3.71%	1.63%	1.63%
Lester Davis School		66	66	66	66	66	66	66	66	66	66	66
<b>ALTERNATIVE SCHOOL TOTALS</b>		<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>	<b>127</b>
<b>DISTRICT TOTALS</b>	<b>34,088</b>	<b>27,559</b>	<b>28,208</b>	<b>28,828</b>	<b>29,396</b>	<b>30,139</b>	<b>30,910</b>	<b>31,680</b>	<b>32,450</b>	<b>33,295</b>	<b>34,213</b>	<b>35,178</b>
District Absolute Change		539	649	620	568	743	771	770	770	845	918	965
District Percent Change		2.0%	2.4%	2.2%	2.0%	2.5%	2.6%	2.5%	2.4%	2.6%	2.8%	2.8%





# Summary

- Year to date home sales are up 20% over the same period in 2015, and the average home sale price is up 15% year over year due to strong demand.
- Nearly 30% of district home sales in 2015 were of new homes.
- Cross Oaks Elementary had 270 annual new home closings, which represents 15% of all district closings.
- Nearly 30% of planned district future lots fall within Borman Elementary.
- Nearly 2,500 market rate units are expected to come on-line and impact DISD at various points in the next 1-3 years.
- Denton ISD can expect an increase of approximately 3,300 students during the next 5 years.
- 2020/21 enrollment projection: 30,910 students.
- DISD is projected to enroll more than 35,000 students for the 2025/26 school year.